

**City of Murrieta
Viscar Terrace Grading Plan Project
Mitigation Monitoring and Reporting Program**

Impact/Threshold	Project Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Party	Verification		Remarks
					Initials	Date	
Biological Resources							
The project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service	Project Mitigation Measures						
	BIO-1. Pursuant to the Migratory Bird Treaty Act (MBTA) and Fish and Game Code, removal of any trees, shrubs, or any other potential nesting habitat should be conducted outside the avian nesting season. The nesting season generally extends from February 1 through August 31 but can vary slightly from year to year based upon seasonal weather conditions. If ground disturbance and vegetation removal cannot occur outside of the nesting season, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a 100-foot buffer around the active nest. For raptors and special-status species, this buffer will be expanded to 300 feet. It is recommended that a biological monitor be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities can occur.	Prior to issuance of grading permits	Results of pre-activity field survey shall be submitted to City of Murrieta Planning Division. If nests are encountered, monitoring report shall be submitted to the City of Murrieta Planning Division.	City of Murrieta Planning Division			
	BIO-2. Conduct a 30-day pre-construction survey for burrowing owls prior to initial ground-disturbing activities (e.g. vegetation clearing, clearing and grubbing, tree removal, site watering) to ensure that no owls have colonized the site. If burrowing owls have colonized the project site prior to the initiation of ground-disturbing activities, the project proponent will immediately inform the Wildlife Agencies and the Regional Conservation Authority (RCA) and will need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure	No more than 30 days prior to grading.	Results of preconstruction survey shall be submitted to City of Murrieta Planning Division. If burrowing owls are detected, the City shall send written notification to the CDFW and RCA	City of Murrieta Planning Division.			

Impact/Threshold	Project Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Party	Initials	Verification Date	Remarks
	<p>burrowing owl has not colonized the site since it was last disturbed. If burrow owl is found, the same coordination described above will be necessary.</p>		<p>A burrowing owl plan shall be put in place by qualified biologist, CDFW, USFWS, City of Murrieta Planning Division, and Project applicant, if applicable.</p>				
Cultural Resources							
<p>Ground-disturbing activities have the potential to impact unknown buried archaeological resources in the Project area.</p> <p>Implementation of the proposed Project may result in the disturbance of human remains.</p>	<p>Project Mitigation Measures</p> <p>CUL-1: Archaeological Monitoring: At least 30-days prior to grading permit issuance and before any grading, excavation, and/or ground-disturbing activities on the site take place, the project permittee/owner shall retain a Riverside County-certified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Prior to grading, the project permittee/owner shall provide to the City verification that a certified archaeological monitor has been retained. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.</p> <p>The Project Archaeologist and the Tribal monitor(s) shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist and the Tribal monitor(s), shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.</p> <p>The developer/permit holder shall submit a fully executed copy of the contract to the Community Development Department to ensure compliance with this condition of approval. Upon verification, the Community Development Department shall clear this condition.</p>	<p>Prior to issuance of grading permits and during ground disturbing activities.</p>	<p>Confirmation that a monitor has been retained and complied with the terms of this measure.</p>	<p>City of Murrieta Planning Division</p>			

Impact/Threshold	Project Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Party	Initials	Verification Date	Remarks
	<p>The Project archeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis</p>						
	<p>CUL-2: Cultural Resource Monitoring Plan (CRMP): The Project Archaeologist, in consultation with consulting tribes, the permittee/owner, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include:</p> <ul style="list-style-type: none"> a. Project grading and development scheduling; b. The development of a monitoring schedule in coordination with the permittee/owner during grading, excavation and ground-disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists; and, c. The protocols and stipulations that the permittee/owner, City, Tribes, and Project Archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation. 	<p>Prior to ground disturbing activities.</p>	<p>Submittal of a monitoring plan to the City of Murrieta.</p>	<p>City of Murrieta Planning Division</p>			

Impact/Threshold	Project Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Party	Verification		Remarks
					Initials	Date	
	CUL-3: Native American Monitoring: Native American Tribal monitors shall also participate in monitoring of ground-disturbing activity. At least 30 days prior to issuance of grading permits, agreements between the permittee/owner and a Consulting Tribe(s) shall be developed regarding prehistoric cultural resources and shall identify any monitoring requirements and treatment of Tribal Cultural Resources so as to meet the requirements of CEQA. The monitoring agreement shall address the treatment of known Tribal Cultural Resources; the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation, and ground-disturbing activities; project grading and development scheduling.	At least 30 days prior to ground disturbing activities.	Submit evidence of a Native American Monitoring Agreement to the City of Murrieta.	City of Murrieta Planning Division			
	CUL-4: Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, one or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be submitted to the City of Murrieta Planning Department: 1) Preservation-in-place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resource. 2) On-site reburial of the discovered items as detailed in the CRMP required pursuant to Mitigation Measure CUL-2. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV report shall be filed with the City under a confidential cover and not subject to Public Records Requests.	During monitoring of ground disturbing activities.	Submit evidence of compliance to the City of Murrieta.	City of Murrieta Planning Division			
	CUL-5: Human remains: If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in	During monitoring of ground disturbing activities.	Submit evidence of compliance to the City of Murrieta.	City of Murrieta Planning Division			

Impact/Threshold	Project Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Party	Initials	Verification Date	Remarks
	<p>place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" for purposes of receiving notification of discovery. The most likely descendant(s) shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.</p>						
	<p>CUL-6 Inadvertent Archeological Find. If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Native American Tribe(s).</p> <ul style="list-style-type: none"> i. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Community Development Director to discuss the significance of the find. ii. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Community Development Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. iii. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed. iv. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural 	<p>During monitoring of ground disturbing activities.</p>	<p>Submit evidence of compliance to the City of Murrieta.</p>	<p>City of Murrieta Planning Division</p>			

Impact/Threshold	Project Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Party	Initials	Verification Date	Remarks
	<p>Resources Management Plan and Monitoring Agreements entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition.</p> <p>v. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the project archeologist, in consultation with the Tribe, and shall be submitted to the City for their review and approval prior to implementation of the said plan.</p> <p>vi. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the City Community Development Director for decision. The City Community Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall take into account the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council.”</p>						
	<p>CUL-7: Archeology Report – Phase IV: At the completion of grading, excavation, and ground disturbing activities on-site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the Project Archaeologist and Native American Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential</p>	<p>Within 60 days of the completion of monitoring.</p>	<p>Submit monitoring report to the City of Murrieta.</p>	<p>City of Murrieta Planning Division</p>			

Impact/Threshold	Project Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Party	Initials	Verification Date	Remarks
	appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Murrieta, South Coastal Information Center and Consulting tribes.						
	CUL-8: Non-Disclosure of Reburials Location. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).	Post-construction and/or reburial of Native American human remains.	To be determined by the City of Murrieta if Native American human remains are found on-site.	City of Murrieta Planning Division			
Standard Conditions							
	<p>SC CUL-9: If, during earthwork and ground-disturbing activities, unique cultural resources, as that term is defined in PRC para. 21083.2(g), or an historic resource, as that term is defined in PRC para. 21084.1, are discovered and the resources were not assessed or addressed by the prior archaeological investigations or environmental assessment conducted prior to project approval, the following procedures shall be implemented:</p> <ul style="list-style-type: none"> a) All earthwork and ground-disturbing activities within 100 feet ("buffer area") of the discovery will be halted while the Project Archaeologist makes an initial assessment of the significance of the discovery. b) Once the Project Archaeologist makes the initial assessment, the City Planner will convene a meeting with the Project Applicant, Project Archaeologist, and tribe(s) to discuss the significance of the discovery and what mitigation measures are feasible in accordance with examples in PRC para. 21083.2(b). If the parties cannot reach agreement on a feasible mitigation measure, the City Planner with the assistance of a third-party archaeologist will make a final determination on the appropriate mitigation and treatment of the resources; if there are disagreements with the determination, a Project Issue Resolution (PIR) meeting will be facilitated. c) Earthwork and ground-disturbing activities will not resume within the buffer area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation and treatment of the resources. 	During ground disturbing activities.	Implementation of the Standard Condition by the applicant, contractor and City Planning Division.	City of Murrieta Planning Division			

Impact/Threshold	Project Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Party	Initials	Verification Date	Remarks
	<p>Earthwork and ground-disturbing activities will be allowed to continue outside of the buffer area and will be monitored by archaeological and tribal monitor(s).</p> <p>d) Treatment and avoidance of any newly discovered resources will be consistent with these mitigation measures and the Cultural Resources Monitoring Plan as required by SC CUL-4.</p>						
	<p>SC CUL-10: At least thirty (30) days prior to submittal of the final grading plans to the City, the Project Applicant, Project Archaeologist, City planner and tribe(s) will meet and develop a Cultural Resources Monitoring Plan ("CRMP) for the treatment and mitigation of Native American cultural resources discovered during Project development. Treatment of the newly discovered resource(s) will be consistent with the terms and provisions of the CRMP and may be amended by the parties as agreed upon. Prior to its finalization, the Project Archaeologist will circulate the draft CRMP to the City Planner and any tribe(s) requesting monitoring of the Project for review and comment. The final document will include information provided by the tribe(s) concerning tribal methods and practices and other appropriate issues that may be relevant to culturally appropriate treatment of the resources. The involved parties will make good-faith efforts to incorporate the Tribe's comments. The City Planner will have final review and approval authority for the CRMP. If there are disagreements with the approval, a Project Issue Resolution (PIR) meeting will be facilitated. All parties are required to withhold public disclosure of information related to the treatment and mitigation of cultural resource(s) pursuant to the specific exemption set forth in CGC para. 6254(r).</p> <p>The CRMP will include/address each of the following:</p> <p>a) The parties entering into the CRMP, and their contact information.</p> <p>b) The Project schedule including the frequency and location of monitoring of earthwork and ground disturbing activities and details regarding what types of construction-related activities will require monitoring.</p>	<p>At least 30 days prior to ground disturbing activities.</p>	<p>Implementation of the Standard Condition by the applicant, contractor and City Planning Division.</p>	<p>City of Murrieta Planning Division</p>			
	<p>SC CUL-11: Should any subsurface cultural resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection shall be performed immediately by a qualified archaeologist.</p>	<p>During ground disturbing activities.</p>	<p>Implementation of the Standard Condition by the applicant, contractor and</p>	<p>City of Murrieta Planning Division</p>			

Impact/Threshold	Project Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Party	Initials	Verification Date	Remarks
	<p>Responsibility for making this determination shall be with the City's onsite inspector. The archaeological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act. Measures in accordance with SC CUL-3 and SC CUL-4 shall be followed if the accidentally exposed cultural material is also a Tribal Cultural Resource.</p>		City Planning Division.				
	<p>SC CUL-12: On-Site Preservation/Reburial Location for Sensitive Native American Resources. All Native American sensitive resources including, without limitation, ceremonial items, sacred items, and grave goods as those same are identified by the tribe(s) during Project earthwork and ground-disturbing activities, will be reburied on the Project property. At least thirty (30) days prior to submittal of final grading plans to the City, the Project Applicant, Project Archaeologist, City Planner and the Tribe(s) will meet to identify the location(s) for on-site reburial (the "Preservation Site(s)"). During the meeting, the group will develop a confidential exhibit depicting and describing the Preservation Site(s), which exhibit will be kept by the City Planner under confidential cover <u>and not subject to a Public Records Act request.</u></p> <p>The Preservation Site(s) will be located within the Project site development envelope of the Project, outside of any known and identified cultural resource sites. Prior to the issuance of the first building permit for the applicable tract or phase that includes a Preservation Site location, the Project Applicant will record a restrictive covenant over the Preservation Site with the intent to ensure the site remains in an undisturbed state in perpetuity.</p> <p>Any Preservation Site that includes relocated/ reburied Native American cultural resources will be capped by first placing a layer of geomat fabric over the reburied resources, and then filling the site with clean, sterile soil and contouring the site to appear in a natural state. Once a Preservation Site has been filled and contoured, no earthwork or ground-disturbing activities or subsurface facilities will be permitted in the Preservation Site, with the exception of those activities and requirements that may be required pursuant to the Fire Protection Technical Report.</p>	At least 30 days prior to submittal of the final grading plans and during ground disturbing activities.	Implementation of the Standard Condition by the applicant, contractor and City Planning Division.	City of Murrieta Planning Division			
Geology/Soils							
Project Mitigation Measures							

Impact/Threshold	Project Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Party	Verification		
					Initials	Date	Remarks
Due to the presence of fossil localities in the vicinity, Project-related ground disturbance has the potential to impact paleontological resources throughout the Project area.	PAL-1 - Worker's Environmental Awareness Program (WEAP). Prior to the start of the proposed Project activities, all field personnel should receive a worker's environmental awareness training on paleontological resources. The training should provide a description of the laws and ordinances protecting fossil resources, the types of fossil resources that may be encountered in the Project area, the role of the paleontological monitor, an outline of steps to follow if a fossil discovery is made, and contact information for the project paleontologist. The training should be developed by the project paleontologist and can be delivered concurrently with other training, including cultural, biological, safety, and others.	Prior to issuance of a grading permit and during subsurface excavation when grading and excavation activities will occur at depths greater than 5 feet.	Submit a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP).	City of Murrieta Planning Division			
	PAL-2 - Paleontological Mitigation Monitoring. Prior to the commencement of ground-disturbing activities, a professional paleontologist should be retained to prepare and implement a paleontological mitigation plan for the Project. The plan should describe the monitoring required during ground-disturbing activities starting at the surface. Full-time monitoring is recommended for both the sandstone and conglomerate of Wildomar area and the Pauba Formation underlying the Project. Monitoring should entail the visual inspection of excavated or graded areas and trench sidewalls. If the project paleontologist determines full-time monitoring is no longer warranted based on the geologic conditions at depth, they may recommend that monitoring be reduced or cease entirely.	Prior to construction.	Submit verification that Worker's Environmental Awareness Program training has occurred.	City of Murrieta Planning Division			
	PAL-3 - Fossil Discoveries. If a paleontological resource is discovered, the monitor should have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and, if appropriate, collected. If the resource is determined to be of scientific significance, the project paleontologist should complete the following: 1. Salvage of Fossils. If fossils are discovered, all work in the immediate vicinity should be halted to allow the paleontological monitor and project paleontologist to evaluate the discovery and determine if the fossil may be considered significant. If the fossils are determined to be potentially significant, the project paleontologist (or paleontological monitor) should recover them following standard field procedures for collecting paleontological resources as outlined in the paleontological mitigation plan for the Project.	During construction.	Mitigation Plan implementation	City of Murrieta Planning Division			

Impact/Threshold	Project Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Party	Verification		Remarks
					Initials	Date	
	<p>Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case, the paleontologist should have the authority to temporarily direct, divert, or halt construction activity to ensure that the fossils can be removed in a safe and timely manner.</p> <p>2. Fossil Preparation and Curation. The paleontological mitigation plan for the Project should identify the museum that has agreed to accept fossils that may be discovered during Project-related excavations. Upon completion of fieldwork, all significant fossils collected should be prepared in a properly equipped laboratory to a point ready for curation. Preparation may include the removal of excess matrix from fossil materials and the stabilization or repair of specimens. During preparation and inventory, the fossils specimens should be identified to the lowest taxonomic level practical prior to curation at an accredited museum. The fossil specimens must be delivered to the accredited museum or repository no later than 30 days after all laboratory work is completed. The cost of curation will be assessed by the repository and will be the responsibility of the client.</p>						
	<p>PAL-4 - Final Paleontological Mitigation Report. Upon completion of ground-disturbing activity (and curation of fossils, if necessary), the project paleontologist should prepare a final mitigation and monitoring report outlining the results of the mitigation and monitoring program. The report should include a discussion of the location, duration, and methods of the monitoring, stratigraphic sections, any recovered fossils, and the scientific significance of those fossils and where fossils were curated.</p>	Completion of ground disturbing activity (and curation of fossils, if necessary).	Submittal of Paleontological Mitigation Report	City of Murrieta Planning Division			
Noise							
The Project could generate a substantial temporary increase in ambient noise levels in the vicinity of the project in	Project Mitigation Measures						
	<p>NOI-1. Electrical power shall be used to run air compressors and similar power tools. Internal combustion engines should be equipped with a muffler of a type recommended by the manufacturer and in good repair. All diesel equipment should be operated with closed engine doors and should be equipped with factory-recommended mufflers. Construction</p>	During construction	During construction	City of Murrieta Planning Division			

Impact/Threshold	Project Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Party	Verification		
					Initials	Date	Remarks
excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	equipment that continues to generate substantial noise at the project boundaries should be shielded with temporary noise barriers, such as barriers that meet a sound transmission class (STC) rating of 25, sound absorptive panels, or sound blankets on individual pieces of construction equipment. Stationary noise-generating equipment, such as generators and compressors, should be located as far as practically possible from the nearest residential property lines.						
	NOI-2. Limit the number of large pieces of equipment (i.e., bulldozers or concrete mixers) operating adjacent to receivers to one at any given time.	During construction	During construction	City of Murrieta Planning Division			
	NOI-3. Provide notification to residential occupants adjacent to the project site at least 24 hours prior to initiation of construction activities that could result in noise levels of 75-dBA at adjacent residences. This notification should include the anticipated hours and duration of construction and a description of noise reduction measures being implemented at the project site. The notification should include a telephone number to call to submit complaints associated with construction noise.	Prior to issuance of grading permits and/or during construction	Prior to issuance of grading permits and/or during construction	City of Murrieta Planning Division			
	NOI-4. Construction contractors shall develop and implement a noise control plan that includes a noise control monitoring program to ensure sustained construction noise levels do not exceed 75 decibels at the adjacent single-family residence. The plan may include the following requirements: <ul style="list-style-type: none"> Contractor shall turn off idling equipment. Contractor shall perform noisier operation during the times least sensitive to receptors. All diesel equipment shall be operated with closed engine doors and shall be equipped with factory-recommended mufflers. Electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or security staff facilities. For all noise-generating construction activities, additional noise attenuation techniques shall be employed as necessary to reduce noise levels. Such techniques shall include, but are not limited to, the use of sound blankets, noise shrouds and temporary sound barriers. 	Prior to issuance of the grading permit and during construction.	Applicant shall present evidence in an operating agreement or similar document that these conditions will be met.	City of Murrieta Building Division			

Impact/Threshold	Project Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Party	Initials	Verification Date	Remarks
Tribal Cultural Resources							
<p>Implementation of mitigation measures would reduce potential adverse impacts to previously unknown Tribal Cultural Resources to less than significant.</p>	<p>Project Mitigation Measures</p> <p>TCR-1: <i>Archaeological Monitoring</i>: At least 30-days prior to grading permit issuance and before any grading, excavation, and/or ground-disturbing activities on the site take place, the project permittee/owner shall retain a Riverside County-certified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Prior to grading, the project permittee/owner shall provide to the City verification that a certified archaeological monitor has been retained. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.</p> <p>The Project Archaeologist and the Tribal monitor(s) shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist and the Tribal monitor(s), shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.</p> <p>The developer/permit holder shall submit a fully executed copy of the contract to the Community Development Department to ensure compliance with this condition of approval. Upon verification, the Community Development Department shall clear this condition.</p> <p>The Project archeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction</p>	<p>At least 30 days prior to grading permit issuance and during ground disturbing activities.</p>	<p>Implementation of the Standard Condition by the applicant, contractor and City Planning Division.</p>	<p>City of Murrieta Planning Division</p>			

Impact/Threshold	Project Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Party	Verification		Remarks
					Initials	Date	
	<p>personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis.</p>						
	<p>TCR-2: Cultural Resource Monitoring Plan (CRMP): The Project Archaeologist, in consultation with consulting tribes, the permittee/owner, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include:</p> <p>a. Project grading and development scheduling;</p> <p>b. The development of a monitoring schedule in coordination with the permittee/owner during grading, excavation and ground-disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists; and,</p> <p>c. The protocols and stipulations that the permittee/owner, City, Tribes, and Project Archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.</p>	<p>Prior to grading permit issuance and during ground disturbing activities.</p>	<p>Submittal of a CRMP to the City of Murrieta Planning Division.</p>	<p>City of Murrieta Planning Division</p>			
	<p>TCR-3: Native American Monitoring: Native American Tribal monitors shall also participate in monitoring of ground-disturbing activity. At least 30 days prior to issuance of grading permits, agreements between the permittee/owner and a Consulting Tribe(s) shall be developed regarding prehistoric cultural resources and shall identify any monitoring requirements and treatment of Tribal Cultural Resources so as to meet the requirements of CEQA. The monitoring agreement shall address the treatment of known Tribal Cultural Resources; the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation, and ground-disturbing activities; project grading and development scheduling.</p>	<p>At least 30 days prior to grading permit issuance and during ground disturbing activities.</p>	<p>Submittal of a monitoring agreement between the applicant and monitoring tribe(s).</p>	<p>City of Murrieta Planning Division</p>			

Impact/Threshold	Project Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Party	Initials	Verification Date	Remarks
	<p>TCR-4: Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, one or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be submitted to the City of Murrieta Planning Department:</p> <ol style="list-style-type: none"> 1) Preservation-in-place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resource. 2) On-site reburial of the discovered items as detailed in the CRMP required pursuant to Condition of Approval TCR-2. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV report shall be filed with the City under a confidential cover and not subject to Public Records Requests. 3) Curation. The permittee/owner shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required conditions of approval for potential impacts to cultural resources, and adhere to the following: <ol style="list-style-type: none"> a. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 Code of Federal Regulations 800 Part 79 and therefore would be curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation. 	During ground disturbing activities.	Submittal of documentation demonstrating compliance with the one or more of the selected treatments.	City of Murrieta Planning Division			

Impact/Threshold	Project Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Party	Initials	Verification Date	Remarks
	<p>TCR-5: Human Remains: If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendants(s)" for purposes of receiving notification of discovery. The most likely descendant(s) shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.</p>	During construction.	Submittal of documentation demonstrating compliance with the California Health and Safety Code Section 7050.5 and California Public Resources code Section 5097.98(b).	City of Murrieta Planning Division			
	<p>Mitigation Measure TCR- 6: <i>Inadvertent Archeological Find.</i> If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Native American Tribe(s).</p> <p>i. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Community Development Director to discuss the significance of the find.</p> <p>ii. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Community Development Director, as to the appropriate requirement (documentation, recovery, avoidance, etc.) for the cultural resources.</p>	During construction if a previously unknown resource is discovered.	Submittal of documentation demonstrating compliance with the Mitigation Measure.	City of Murrieta Planning Division			

Impact/Threshold	Project Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Party	Initials	Verification Date	Remarks
	<p>iii. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate condition. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed.</p> <p>iv. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition.</p> <p>v. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the project archeologist, in consultation with the Tribe, and shall be submitted to the City for their review and approval prior to implementation of the said plan.</p> <p>vi. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the appropriate resolution for the archaeological or cultural resources, these issues will be presented to the City Community Development Director for decision. The City Community Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall take into account the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council."</p>						
	<p>TCR-7: Archeology Report – Phase IV: At the completion of grading, excavation, and ground disturbing activities on-site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the Project Archaeologist and Native American Tribal Monitors within 60 days of completion of grading. This report shall</p>	<p>At completion of grading and ground disturbing activities.</p>	<p>Submittal of an Archeology Report within 60 days of the completion of grading and/or</p>	<p>City of Murrieta Planning Division</p>			

Impact/Threshold	Project Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Party	Initials	Verification Date	Remarks
	document the impacts to the known resources on the property; describe how each condition of approval was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Murrieta, Eastern Information Center and Consulting tribes.		ground disturbing activities.				
	TCR-8: Non-Disclosure of Reburials Location. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).	Post reburial of Native American human remains or associated grave goods.	Coordination with City of Murrieta Planning Division.	City of Murrieta Planning Division			